

**REGULAR MEETING OF
BELMONT REDEVELOPMENT AGENCY
Tuesday, December 09, 2008
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

CALL TO ORDER – 9:50 P.M. (Regular Council Meeting held prior)

ROLL CALL

Directors Present: Braunstein, Dickenson, Feierbach, Wozniak, Lieberman

Directors Absent: None

Staff Present: Executive Director Crist, Finance Director Fil, Community Development Director de Melo, Agency Attorney Zafferano, City Treasurer Violet, Contract Planner Ouse, Agency Secretary Cook

CONSENT CALENDAR

Approval of Minutes of Regular Meeting of November 12, 2008

ACTION: On a motion by Director Lieberman, seconded by Director Dickenson, the Consent Agenda was unanimously approved by a show of hands.

ADDITIONAL BUSINESS

Status Report - Emmett House – 1000 O'Neill Avenue

Contract Planner Ouse stated that the Planning Commission reviewed and approved a variety of issues related to the detailed plans for the rehabilitation of the Emmett House into two units. She clarified that previous Redevelopment Agency direction was for the RDA to retain ownership of the home and to rent the two units. At that time the Commission was directed to refine the floor plan. She noted that the Commission approved a 3-bedroom concept in order to improve the interior flow, which will result in the reconstruction of the rear addition.

In response to Directors' questions, Community Development Director de Melo stated that it was not clear why the addition was removed, although it may have not been feasible to move the building with it attached. Associated costs for its reconstruction are included in the estimate. Executive Director Crist clarified that the removal of the addition was not an error by the contractor.

Community Development Director de Melo also clarified that the square footage does not change with the increase to 3-bedroom units, and he noted that the units will net additional rent due to the addition of a bedroom. No additional parking is required.

Mike Garavaglia, Historic Architect, stated that the addition was part of the historical building, although the stairs were not, and those were not maintained. There was difficulty in moving the building with the addition. There is a minor cost to rebuilding the addition, and moving it would have cost more. No additional foundation work is necessary. The building has better aesthetics with the addition.

Community Development Director de Melo noted that if there are no further issues, this project will continue into the bid process, with projected completion in 2010.

ADJOURNMENT at this time, being 10:05 P.M.

Terri Cook
Agency Secretary

Meeting audio-recorded and videotaped
Audio Recording 713